butters john bee bjb
commercial



25 Piccadilly

Hanley, Stoke-on-Trent, ST1 1EN

RICS Regulated by RICS

1207.00 sq ft

Asking Price £95,000

A two storey commercial property within Hanley Town Centre, a few doors down from The Regent Theatre. The property is located within the cultural quarter and has previously been used as a takeaway / restaurant. The first floor storage / rooms can be accessed from a staircase in the rear yard.

Location
The property is situated in the heart of the Cultural Quarter of Hanley, near to The Regent Theatre, with a variety of restaurant's nearby and within walking distance of the city's main shops and Potteries Shopping Centre.

Accommodation
Ground Floor
Seating Area : 322 sq ft (29.95 sq m)
Kitchen : 195 sq ft (18.14 sq m)
Rear Preparation Area : 142 sq ft (13.15 sq m)
Store Cupboard : 14 sq ft (1.28 sq m)
W.C.

First Floor (accessed from staircase in rear yard)
Room 1 : 320 sq ft (29.75 sq m)
Room 2 : 110 sq ft (10.27 sq m)
Room 3 : 104 sq ft (9.66 sq m)
Bathroom

Outside - enclosed rear yard.

Total : 1,207 sq ft (112.2 sq m)

Services
All mains services are available subject to any reconnection which may be necessary.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value from 1st April 2026 is £10,250. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold
Freehold subject to existing lease in place.

Current rent is £12,000 per annum on a 2 years lease from 1st June 2026.

EPC
Energy Performance Certificate number and rating is TBC

VAT
VAT is not appliable.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale
Each party is responsible for their own legal costs in respect of the sale of this premises.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.